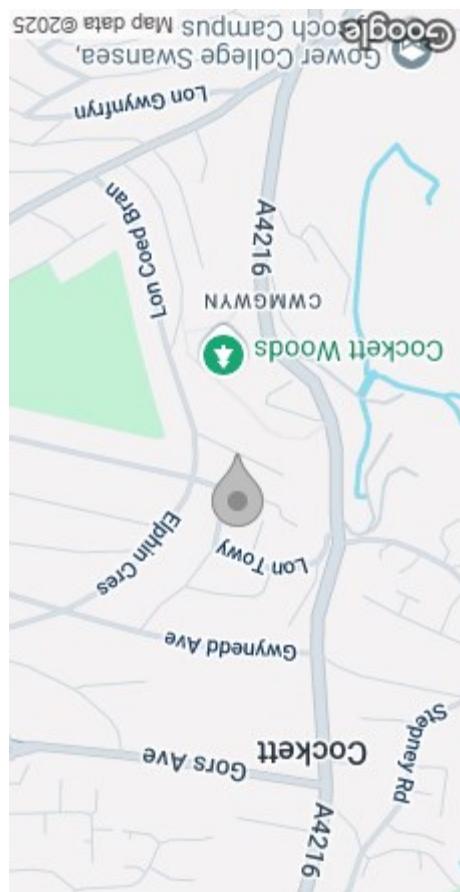
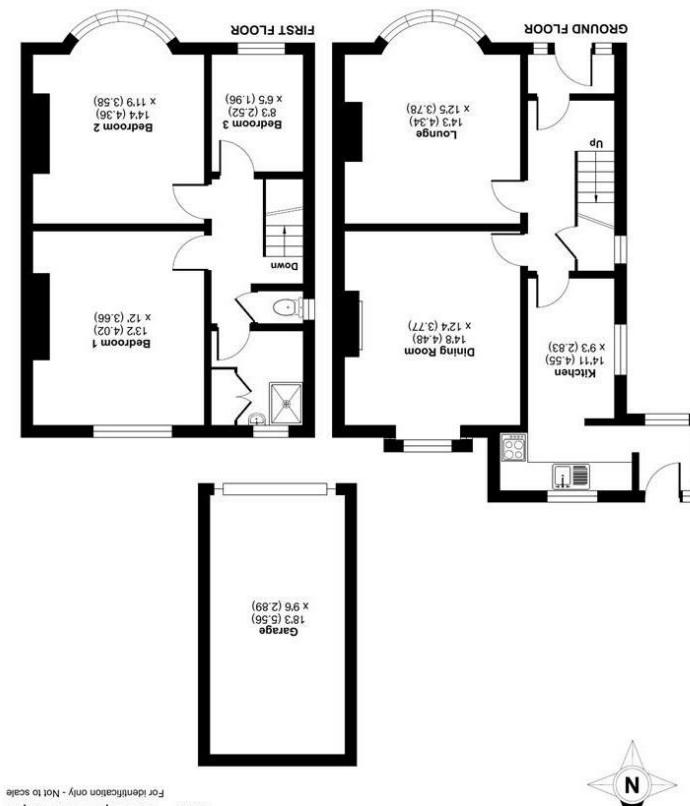


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make at give any representation or warranty in respect of the property.

EPC



AREA MAP



FLOOR PLAN



25 Lon Pen Y Coed
Cockett, Swansea, SA2 0YE
Asking Price £240,000



DAWSONS

GENERAL INFORMATION

Perfectly suited to the keen garden enthusiast, this charming bay-fronted semi-detached home is tucked away in a peaceful cul-de-sac and offers far more than first meets the eye. While the traditional frontage gives little away, the rear of the property opens out into a truly impressive space — a vast garden with sweeping lawns and mature woodland, offering a safe haven for children to play and an exceptional setting for outdoor entertaining.

The property itself presents an exciting opportunity for those looking to put their own stamp on a home, as it would benefit from some modernisation throughout. The layout is both practical and full of potential, with the ground floor comprising a welcoming entrance vestibule, a bright front-facing lounge, a spacious rear-facing dining room, and a kitchen that overlooks the garden.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, a family bathroom, and a separate WC. The home also features uPVC double glazing and gas central heating.

To the front, there is a driveway with shared access, while at the rear you'll find a detached garage that could easily be adapted for a variety of uses, such as a workshop, studio, or home office.

Located within easy reach of local amenities including Fforestfach Retail Park, Sketty Cross, and Tycoch College, this is an ideal property for families or anyone seeking a home with generous outdoor space and the chance to create something truly special.

Early viewing is highly recommended to appreciate the full potential this delightful property has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE VESTIBULE

HALLWAY

LOUNGE

14'2" x 12'4" (4.34 x 3.78)



DINING ROOM

14'8" x 12'4" (4.48 x 3.77)



KITCHEN

14'11" x 9'3" (4.55 x 2.83)

FIRST FLOOR

LANDING

BEDROOM 1

13'2" x 12'0" (4.02 x 3.66)



BEDROOM 2
14'3" x 11'8" (4.36 x 3.58)

BEDROOM 3
8'3" x 6'5" (2.52 x 1.96)

SHOWER ROOM

SEPERATE WC

EXTERNAL
FRONT -

REAR -

PARKING
Shared driveway leading to the garage

GARAGE
18'2" x 9'5" (5.56 x 2.89)
Up and over door.

TENURE
Freehold

EPC
C

COUNCIL TAX
D

SERVICES
Mains gas, electric, water (meter) & drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

